

News Flash - September 2016

* * ATTENTION MEMBERS AND PLOT OWNERS * *

It is to be noted that **Green Princess Cottage Gardens Layout** (Green Peace as popularly referred), a private layout promoted as a gated community plots during 1990s, in Sirudavur, O.M.R is an un-regularized and unapproved Layout and plot owners in the layout are badly affected .

However, the Association is taking all efforts to have the layout regularized. Plot owners in the Layout who have not enrolled as members are strongly advised to enrol as members in the Association soonest."

Chennai: In a ruling that could turn the unauthorised segment of real estate industry upside down, the Madras high court has imposed a blanket ban on registration of sale deed of structures built on unauthorised plots and layouts. The order effectively puts the onus of not registering an unauthorised property on the registering authority.

Underlying the need to prevent reckless conversion of farm lands into residential plots, flooding and haphazard development in the state, the court directed the in-

ve direct that no registering authority shall register any sale deed of any plots in unauthorized layouts or any flats/buildings on such plots. This is to prevent further development of unauthorized layouts
Sanjay Kishan Kaul,
CHIEF JUSTICE
R Mahadevan, JUSTICE

prevent further development of unauthorized layouts and conversion of agricultural areas for non-agricultural use in an unplanned manner, as also to save

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It then adjourned the case to October 21 for further hearing.

"We are concerned with the absence of any provision for the Act/rules/regulations at present describing any wetland lying idle for more than three years, to be converted into residential or other use," the judges said. "We are of the view that this aspect would brook no delay till the government develops some thought process and brings into force Section 22A of Registration (Tamil Nadu Amendment) Act 2008," they added.

The bench was passing orders on a PIL filed by advocate Elephant G Rajendran seeking to forbear authorities from giving approval or permission to convert agricultural lands into layout and consequential relief of forbearance the in-pector general of

Times View

The judicial ban on registering the sale deed of unauthorized plots and houses has come not a moment too soon. The higher judiciary had to step in as every stakeholder was found conniving with each other and thriving in the illegality. It has now become the responsibility of officials not to register sale deeds if they are not duly laid out and approved as per law. While it safeguards the interests of buyers, the ruling will jeopardise those already having houses built on unauthorized plots. They are saddled with property they cannot convert into cash.

there is no sanction for developing the area, when the roads and plots are developed by unauthorised persons and when there is nothing to indicate

TAMIL NADU

Taken in by claims of 'punchcard approval', many people are stuck with plots in unapproved layouts

GROUND ZERO The 40-acre plot the Government bought during the 1990s for the layout

Plot for sale

Non-notification of amendment, a deliberate act on part of govt.

Regulations

Sanjay Kishan Kaul

R Mahadevan

CHIEF JUSTICE

JUSTICE